

Employee Housing Regulations

Subarticle 7. Heating Appliances

§ 818. Use of Fuel

All existing fuel burning appliances and equipment shall be maintained and approved by the enforcing agency for the type of fuel supplied.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 820. Unvented Heaters

No unvented fuel burning heater shall be permitted to be used in a labor camp.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 822. Prohibited Use

Gas hot plates, cook stoves and ranges shall not be used as room heaters in a labor camp.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 824. Appliance Installation Instructions

All heating and air conditioning equipment shall be maintained according to the manufacturer's installation instructions.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 826. Clearances for Existing Appliances Without Instructions

Clearances shall be maintained between the appliance and combustible materials as follows:

1. 36 inches (91.4 centimeters) for solid or liquid fuel fired Radiant Heaters, 12 inches (30.4 centimeters) for solid or liquid fuel fired circulating heaters, and six inches (15.2 centimeters) for gas fired circulating space heaters. Separations will be measured from the appliance jacket, sides, rear and from the single wall connector vent piping.

2. Space or room heaters burning gas, solid or liquid fuel when mounted on combustible flooring shall have at least four (4) inches (10.1 centimeters) of open space under the base of the appliance.

3. The combustible flooring under the appliance shall be protected with sheet metal of not less than 24 U.S. Gauge, extending six inches (15.2 centimeters) beyond the appliance on all sides, and where solid fuel is used shall extend not less than 18 inches (45.7 centimeters) at the front or side where the ashes are removed.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 828. Shut-Off Valve

All heating appliances supplied with gas or liquid fuel shall be maintained with a shut-off valve installed in the supply line immediately adjacent to the appliance.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

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§ 830. Clean Appliances

All heating and cooking appliances shall be clean and grease free. It is the employer/manager's responsibility to see that the appliances in dwelling units are clean and grease free before occupancy by a new tenant.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 832. Appliance Vent Installation

(a) Appliance vent piping shall be maintained, connected to the appliance hood collar or draft diverter and extended without openings through protective flashing to a point above the roof.

(b) Appliance vent piping shall be maintained to be secured at each joint, properly graded and adequately supported.

(c) Appliances shall be maintained to be properly vented and shall not be vented into a fireplace or into a chimney serving a fireplace.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 834. Water Heater Relief Valves

Water heaters equipped with pressure-temperature relief valves shall be maintained with metal piping installed, undiminished in size, extending from the valve outlet to a point outside of the building not more than two feet (60.9 centimeters) nor less than six inches (15.2 centimeters) above the ground and pointing downward.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 836. Appliance Compartments

(a) Fuel burning heating appliance compartments shall be maintained structurally sound, and provide adequate combustion air through screened openings.

(b) Heating appliance compartments shall be maintained in a clean condition and not used for storage.

(c) Heating appliance compartments outside of buildings shall be maintained to protect the appliance from the weather.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.

§ 838. Secured Appliances

All heating appliances shall be maintained rigidly secured in place.

Note: Authority cited: Sections 17003.5 and 17040, Health and Safety Code. Reference: Section 17040, Health and Safety Code.